092.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,400 / 681,400
					USE VALUE:	681,400 / 681,400
					ASSESSED:	681,400 / 681,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH TAVLEEN & STEFANIE
Owner 2:	
Owner 3:	
Street 1:	118 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZHANG YUN -
Owner 2:	-
Street 1:	118 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,704 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 2191 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4704.000	288,600		392,800	681,400
Total Card	0.108	288,600		392,800	681,400
Total Parcel	0.108	288,600		392,800	681,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.97 | /Parcel: 310.9

Legal Description

User Acct 59590

GIS Ref

GIS Ref

Insp Date 10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 092.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,500	0	4,704.	392,800	681,300	681,300	Year End Roll	12/18/2019
2019	101	FV	228,400	0	4,704.	398,400	626,800	626,800	Year End Roll	1/3/2019
2018	101	FV	228,400	0	4,704.	297,400	525,800	525,800	Year End Roll	12/20/2017
2017	101	FV	228,400	0	4,704.	269,300	497,700	497,700	Year End Roll	1/3/2017
2016	101	FV	228,400	0	4,704.	258,100	486,500	486,500	Year End	1/4/2016
2015	101	FV	214,400	0	4,704.	218,800	433,200	433,200	Year End Roll	12/11/2014
2014	101	FV	214,400	0	4,704.	207,600	422,000	422,000	Year End Roll	12/16/2013
2013	101	FV	221,900	0	4,704.	197,500	419,400	419,400		12/13/2012

!7518!

PRINT

Date	Time
12/10/20	22:08:48

LAST REV

Date	Time
10/28/19	08:13:27
jorourke	

PAT ACCT. 7518

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG YUN,	73095-66	1	8/12/2019		715,000	No	No		
JAEGER ROBERT,	71027-45	1	5/18/2018		721,000	No	No		
COONEY JACQUELY	51787-380		10/15/2008		445,000	No	No		
COONEY JACQUELY	46825-567		1/17/2006	Family	1	No	No		
BELEY JOAN M	46825-561		1/17/2006	Family	1	No	No		
OPPEDISANO ANTH	45407-588		6/17/2005		487,500	No	No		
	11414-734		10/20/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2019	SQ Returned	JO	Jenny O
5/2/2019	SQ Returned	JO	Jenny O
10/16/2018	MEAS&NOTICE	CC	Chris C
2/7/2013	Meas/Inspect	BR	B Rossignol
12/12/2008	Meas/Inspect	336	PATRIOT
4/7/2000	Inspected	276	PATRIOT
1/25/2000	Mailer Sent		
1/25/2000	Measured	276	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	59590
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4704		Sq. Ft.	Site		0	70.	1.19	5									392,785						392,800	

Total AC/HA: 0.10799 | Total SF/SM: 4704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,785 | Spl Credit | Total: 392,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.34999990
Const Adj.:	1.04989493
Adj $ / SQ:	148.823
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392153
Depreciation:	103528
Depreciated Total:	288625

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

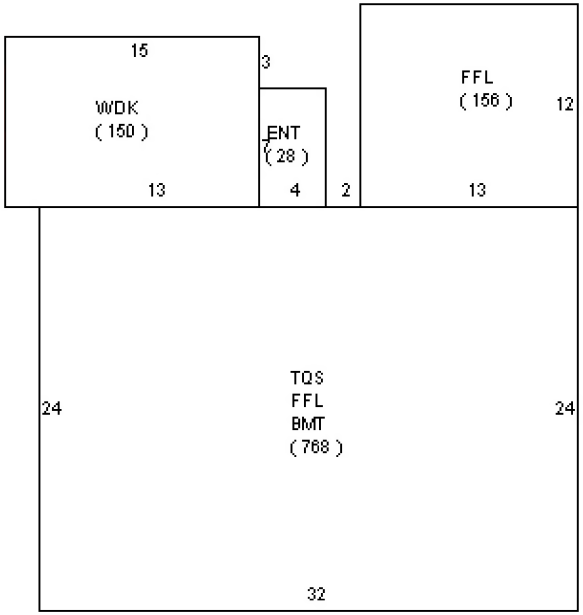
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.82
Special Features:	0	Val/Su Net:	117.99
Final Total:	288600	Val/Su SzAd	192.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	924	148.820	137,512
BMT	Basement	768	84.830	65,149
TQS	3/4 Story	576	148.820	85,722
WDK	Deck	150	13.300	1,995
ENT	ENTRY	28	27.720	776

Net Sketched Area:	2,446	Total:	291,154
Size Ad	1500	Gross Are	2638	FinArea	2191
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 092.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	